

CITY OF BELMONT
MEMORANDUM



TO: Planning Commission

FROM: Karen Borrmann, Assistant Public Works Director *KB*

VIA: Carlos DeMelo, Community Development Director *CD*

SUBJECT: June 17, 2008 Planning Commission Meeting – Agenda Item 5B
Discussion Regarding Decorative Streetlighting – Economic Development
Redevelopment Sites

Summary

Enclosed are copies of some of the alternative streetlight details presented to the City Council on February 26, 2008 for use for Arterial Roadways and for decorative purposes. The presentation to Council was primarily regarding streetlights for City Streets, but decorative purpose lighting might also be utilized within development projects.

The City Council requested that the Planning Commission review and recommend a decorative streetlight fixture and appurtenant features (pole or standard, base, and mast arm) for use in the City of Belmont. The focus is on the Economic Redevelopment Areas, where shorter (typically more on the order of 12', but potentially as tall as 20' high), decorative streetlights may be desired. Decorative streetlights have typically been installed where streetlight projects are undertaken, and when development projects occur. Typically decorative type of streetlights are installed where existing utility lines are not overhead lines but have been undergrounded. A mobile showroom with the fixture and sample standards in the different colors was at the City in advance of the February 26, 2008 City Council meeting, and several Planning Commissioners visited the showroom to view the samples.

A decorative type of fixture, that also provides focused roadway oriented lighting, was approved by the Council for use on Arterial Roadways such as Ralston Avenue and El Camino Real and Old County Road, and is shown on one of the details enclosed with Exhibit A. The selected streetlight fixture type is as shown on the "LCGS (Philadelphia)" detail. Taller (and engineered) lights are needed for signalized intersections along Arterial roadways to effectively meet best practice design guidelines for streetlighting. The installation of conduit for the undergrounding project on a portion of Old County Road is currently underway. The design of the streetlight system for Old County Road is based upon use of this fixture and the specified mounting height, and conduit will be placed in the roadway based upon the spacing that is defined by the design parameters for this fixture. PG&E has provided the City a tentative schedule for the remaining work which anticipates completion by early 2010.

The proposed approach was to utilize several types of compatible streetlights throughout the City. This approach is a practical one that provides a unified theme between areas with different lighting needs, without trying to have a "one size fits all" solution. It allows our community to gain desired aesthetics through the use of shorter and more decorative lights at focal points or

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considered as reliable. Wood poles also tend to break when struck by vehicles. Copies of several alternative details illustrating possible wood pole streetlights are also attached to the report under Attachment A. There are existing streetlights in Belmont that are on wooden poles that may also be observed along Ralston Avenue and in streets surrounding City Hall.

There are alternative manufactured poles that have the look of wood. These include composite materials made of fiberglass, steel core with a hardwood profile, or concrete. If additional information is desired on these options it may be presented a future meeting.

Staff requests Commission discuss, comment, and make recommendation for decorative streetlights and appurtenant features such as poles and mast arm for use in the City of Belmont, as requested by the City Council.

General Plan/Vision Statement

The Downtown Specific Plan, amended July 25, 1995, recommends the following for the main boulevards in the downtown area, Ralston Avenue and El Camino Real.

Downtown Boulevard Policy. *El Camino Real from Middle Avenue to Broadway and Ralston Avenue from Hiller Avenue to Sixth Avenue shall be developed as the visually prominent, evergreen boulevards of the downtown as roadway improvements are phased over time.*

Design Guidelines. *The intent is to achieve a continuous wall of evergreen street trees along property frontages, and a landscape median where possible and as required for traffic control. The boulevard cross section elevation illustrated below demonstrate the ultimate street right-of-way treatment which should be achieved through development of El Camino Real and Ralston Avenue over time in conjunction with traffic improvement upgrades. The following boulevard design guidelines set forth the design intent for right-of-way treatment, street trees and plant materials, and streetlighting.*

Streetlighting. *Streetlighting at the sidewalk should be a distinctive fixture for the downtown district compatible with the architectural treatment theme. The fixture may have an old-fashioned character such as the streetlights along Market Street in San Francisco (comparable fixtures include the National Series by Union Metal or those by Visco). Within the El Camino Real median, tall dual cobra-head fixtures (PG&E) standard) mounted on signal poles at appropriate intervals to meet Caltrans standards should light both sides of the roadways. All light poles should be painted a deep gun-metal blue.*

Architectural Goals and Objectives. *A distinct architectural theme for downtown and commercial areas along the El Camino/Ralston axis should be based on one coordinated design theme to distinguish Belmont from surrounding communities and create a sense of a unified downtown area. The architectural style should be based upon use of the historic forms and build on the existing inventory of buildings that are either historic buildings or new buildings with historic elements.*

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The Downtown Specific Plan, amendment to the Architectural Theme and Treatment Policy dated July 6, 1999, recommends the following for the entire commercial area, including Old County road:

In 1997, the Downtown Task Force recommended a cohesive architectural design theme for the commercial areas downtown and along El Camino Real, Old County Road, and Ralston corridors. The Task Force found that the prior use of multiple theme zones did not support creating a unified sense of place for the main commercial part of Belmont nor did it help define an area that could be considered Downtown Belmont. The Task Force recommended utilization of one unified theme from City border to City border along the El Camino Real, and the use of a common architectural palette would help define Belmont's commercial area as unique from other cities and help define the limits of the downtown area."

Streetlighting Policy: All street and parking lot lighting standards shall conform to the City "Acorn" design, and shall include integrated, interior shields to avoid the spread of light skyward and direct light downward. Existing Acorn lighting should retrofit to this standard.

Downtown Streetscape Design Guidelines, Belmont CA, July 1994

A copy of a portion of the guidelines adopted by the Planning Commission on August 2, 1994 is attached to this report as Attachment B. The Planning Commission selected medium gloss black color, on October 4, 1994, for the street lamps and street furniture.

Use of fixtures other than the Acorn fixture in the Downtown Specific Plan area would require a text amendment to the Specific Plan. (This would be considered at a future meeting).

Public Contact

No other public contact beyond posting of the agenda was initiated by the City in preparation of tonight's item.

Attachments

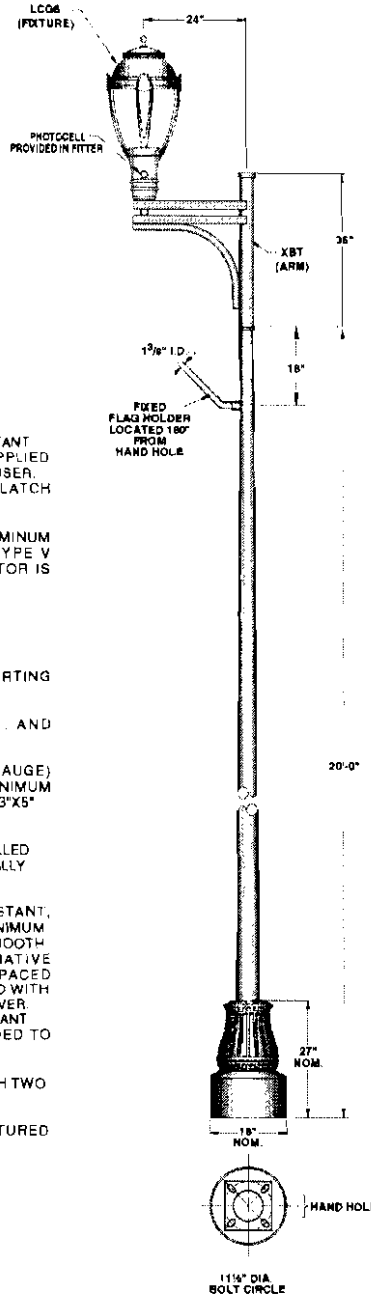
A. Streetlight Details – Commission only

- LCGS (Philadelphia)
- Teardrop (2' mast arm)
- Teardrop (6' mast arm)
- Acorn
- Wood Poles – Options 1-3

B. Downtown Streetscape Design Guidelines – Commission only

CUSTOMER APPROVAL:
 X _____ DATE _____
 A signed approval will be required with the released order.

LCGS (Philadelphia)



SPECIFICATIONS:

LUMINAIRE: ONE PIECE UNITIZED DURABLE CORROSION RESISTANT A-356 CAST ALUMINUM ALLOY. LUMINAIRE SUPPLIED WITH CLEAR PATTERNED POLYCARBONATE DIFFUSER. TOP HINGES FOR EASY RELAMPING. TOOLLESS LATCH PAINTED TO MATCH LUMINAIRE.

OPTICS: LUMINAIRE HOOD HOUSES SEGMENTED ALUMINUM REFLECTOR. TYPE III (ASYMMETRIC) OR TYPE V (SYMMETRIC) LIGHT DISTRIBUTION. REFLECTOR IS FIELD ROTATABLE IN 90° INCREMENTS.

LAMP HOLDER: MEDIUM BASE PORCELAIN

LAMP: 150 W. H.P.S. (BY OTHERS)

BALLAST: H.P.F./C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE. (MULTI-TAP VOLTAGE)

ARM: DURABLE CORROSION RESISTANT CAST AND EXTRUDED ALUMINUM CONSTRUCTION

SHAFT: FABRICATED FROM STEEL COIL STOCK. (11 GAUGE) SHAFT HAS 6" BUTT, TAPERING TO 3" TOP MINIMUM YIELD STRENGTH 55,000 P.S.I. SHAFT INCLUDES A 3"X5" HAND HOLE FURNISHED WITH COVER.

BASE PLATE: FABRICATED FROM STRUCTURAL QUALITY HOT ROLLED STEEL. BASE TELESCOPES AND IS CIRCUMFERENTIALLY WELDED TO SHAFT.

DECORATIVE BASE: TWO PIECE WRAPAROUND, CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .225 WALL THICKNESS. BASE CONSISTS OF A SMOOTH TAPERED BOTTOM SECTION AND A DECORATIVE TAPERED FLUTED SECTION WITH EVENLY SPACED RAISED VERTICAL FLUTES. BASE IS FURNISHED WITH A CONTOURED, FLUTED FLUSH HAND HOLE AND COVER. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. (4) 1/4"-20 SET SCREWS PROVIDED TO SECURE DECORATIVE BASE TO SHAFT.

ANCHORAGE: (4) 1"X36" ANCHOR BOLTS, EACH SUPPLIED WITH TWO NUTS AND TWO WASHERS.

FINISH: ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL (COLOR: DARK GREEN)

SCALE: 1/2" = 1'-0"

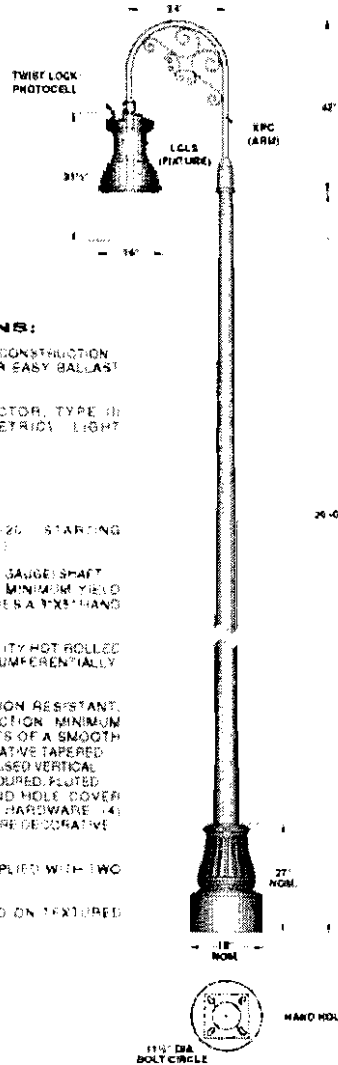
EXHIBIT A
REV.

		PART NO.	
		DRN	CHK'D
DATE 1-03-08		SCALE	SHEET
TOLERANCE UNLESS NOTED		DESCRIPTION	
		CS-4953 REV. 1	

SYM.	REVISION	BY	DATE	660 WEST AVENUE O, PALMDALE, CA.93551 Ph. (661) 233-2001 Fax (661) 233-2001
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CUSTOMER APPROVAL	
By _____	Date _____
I hereby approve all the information shown herein.	

TEARDROP (2' MASTARM)



SPECIFICATIONS:

LUMINAIRE: HOUSING HEAVY WALL CAST ALUMINUM CONSTRUCTION WITH REMOVABLE BALLAST TRAY FOR EASY BALLAST ACCESS

OPTICS: CLEAR PRISMATIC GLASS REFRACTOR, TYPE II; (ASYMMETRIC); TYPE V (ASYMMETRIC) LIGHT DISTRIBUTION

LAMP HOLDER: MODUL BASE PORCELAIN

LAMP: 150W H.P.S. BY OTHERS.

BALLAST: H.P.F. 10 W.A. AUTOTRANSFORMER (20' STARTING TEMPERATURE (MULTI-TAP VOLTAGE))

SHAFT: FABRICATED FROM STEEL COIL STOCK, (11 GAUGE) SHAFT HAS 2" R.I.T.T. TAPERING TO 3.5" TOP MINIMUM YIELD STRENGTH 55,000 P.S.I. SHAFT INCLUDES A 1" X 3" HAND HOLE FURNISHED WITH COVER

BASE PLATE: FABRICATED FROM STRUCTURAL QUALITY HOT ROLLED STEEL, BASE TELESCOPES AND IS CIRCUMFERENTIALLY WELDED TO SHAFT


DECORATIVE BASE: TWO PIECE WRAPAROUND, CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION, MINIMUM .225 WALL THICKNESS. BASE CONSISTS OF A SMOOTH TAPERED BOTTOM SECTION AND A DECORATIVE TAPERED FLUTED SECTION WITH EVENLY SPACED RAISED VERTICAL FLUTES. BASE IS FURNISHED WITH A CONTOURED FLUTED FLUSH HAND HOLE AND COVER. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. (4) 1/4"-20 SET SCREWS PROVIDED TO SECURE DECORATIVE BASE TO SHAFT

ANCHORAGE: (4) 1" X 3" ANCHOR BOLTS, EACH SUPPLIED WITH TWO NUTS AND TWO WASHERS

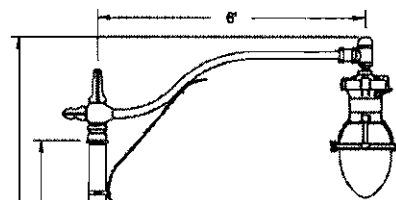
FINISH: ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL (SPECIFY COLOR)

SCALE: 1/2" = 1'-0"

EXHIBIT A

		PART NO.	
		DRN	CHK'D
DATE 01-04-08		SCALE	SHEET
TOLERANCE UNLESS NOTED		DESCRIPTION	
		CS-4954 REV. 1	
660 WEST AVENUE O, PALMDALE, CA. 93551 Ph. (661) 233-2001 Fax (661) 233-2001			

SYM.	REVISION	BY	DATE
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TEARDROP (6' MASTARM)

22'-4" (nominal height)
20'

18" Dia.
Base

Specifications

POST DESCRIPTION

The lighting post shall be cast iron and steel construction, manually tapered with a smooth steel shaft and a classic 18" style cast iron base. The shaft and base shall be joined together at the factory and shipped as one piece. No over, stem-shell or other multiple piece post designs are not acceptable. The post shall be Holophane® catalog number C20/20-C18/BK. A 72" Boston Harbor series single arm will mount atop the post.

MATERIALS

The post base material shall be ASTM A48 Class 30 cast iron, formed true to the pattern with complete detail. The shaft shall be tapered and smooth steel with an integral steel lance and steel bottom cap. All exposed hardware shall be temper resistant stainless steel. Anchor bolts to be completely hot dip galvanized. Partially galvanized bolts are not acceptable.

CONSTRUCTION

The cast shaft shall be circumferentially welded to the base casting and shipped as one piece for maximum structural integrity. All exposed welds below 8' shall be ground smooth. All welding shall be per AWS/AWS D1.2-80. All welders shall be certified per Section 5 of AWS/AWS D1.2-80.

DIMENSIONS

The post shall be 20'-0" in height with a 20" diameter base. The post shall taper from a 7" at the top of the base to a 4 1/2" diameter at the post top. A 3/4" x 5" tall base shall be provided at the top for arm mounting. The post top shall include a transition dome between the solid shaft and the base.

INSTALLATION

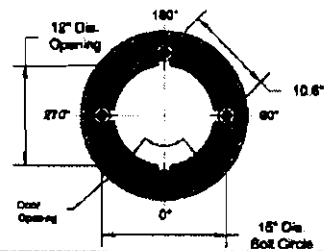
The one-piece post shall be provided with four 3/4" diameter, hot dip galvanized L-type anchor bolts to be installed on a 15" bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

LUMINAIRE DESCRIPTION

- Exploded Series Luminaire
- 150 Watt Metal Halide, Multivolt
- Teardrop Type IV Glass Optic
- Black Finish

For complete specifications see LUMI ESPLANADE

Anchorage Detail



Detail 1/3:
C20/20-C18/BK-1 (SMOOTH-T) (20S) - B1C72/1-CANIK -
GWL/200-SCA/BK - EBU/2A/PH/4 R

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

Republic Electric
Belmont, CA

ORDER #:	TYPE:	DATE:
REVISION:	REVISION DATE:	TSG 003582
DRAWN: ACH	ORIGIN DATE: 01-21-08	PAGE: 1 of 1

REPUBLIC ELECTRIC SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE ALL NECESSARY INFORMATION AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE ALL NECESSARY INFORMATION AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE ALL NECESSARY INFORMATION AND APPROVALS.

EXHIBIT A

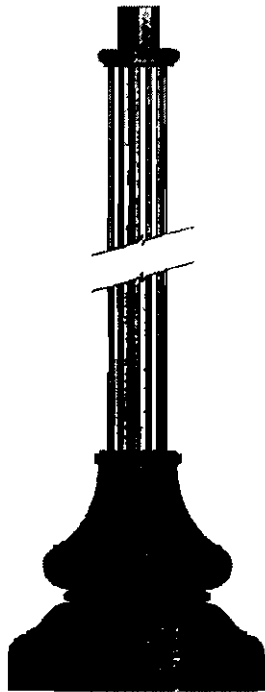
ACORN

Street Light

Model: Luminaire: Model AA-07 by Architectural Landscape Lighting, Santa Ana, California, (714) 962-2286. Pole: Model LS-22 by Architectural Landscape Lighting.

Description: Luminaire: High pressure sodium with white polycarbonate globe. Pole: Heavy, wall cast aluminum, 12'-0" height, polyester powder-coat finish.

Local Supplier: Lumineering Sales, Inc., Redwood City, California, (615) 364-8838.



ARCHITECTURAL
LANDSCAPE
LIGHTING

WOOD POLE

Belmont Option # 3
JHB 20P poles, Quattro MI 302 luminaires

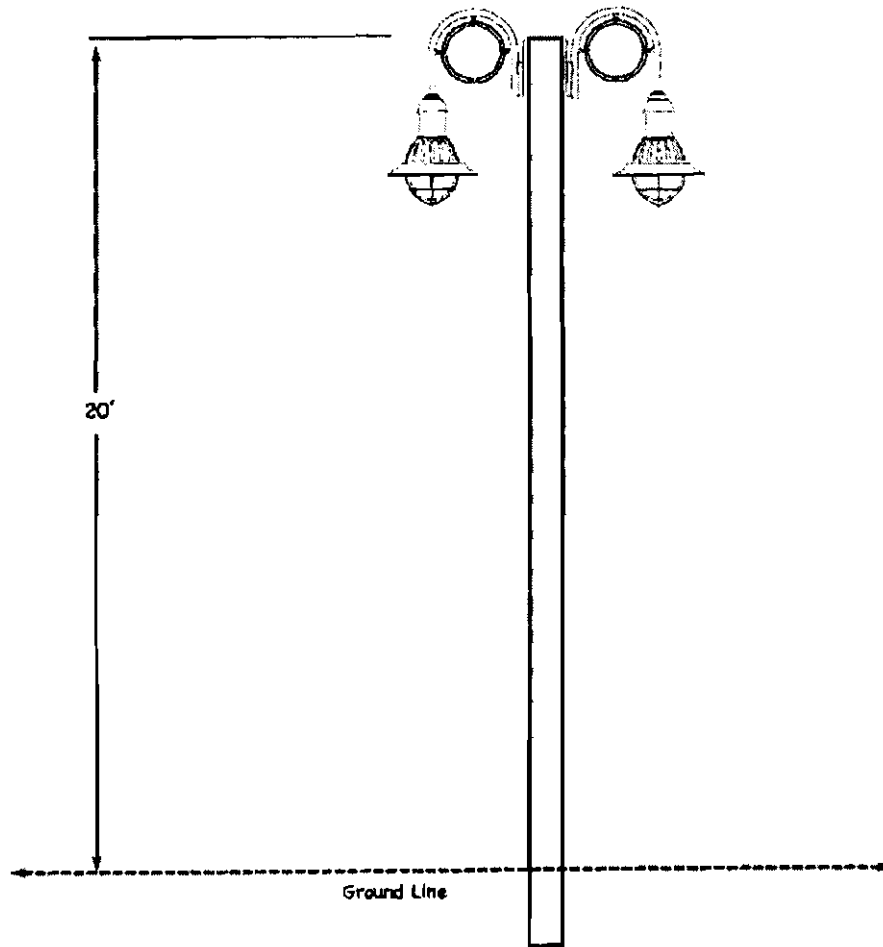


EXHIBIT A

WOOD POLE

Belmont Option # 1

JHB 20P poles & crossarms with Quattro PAC-100 luminaires

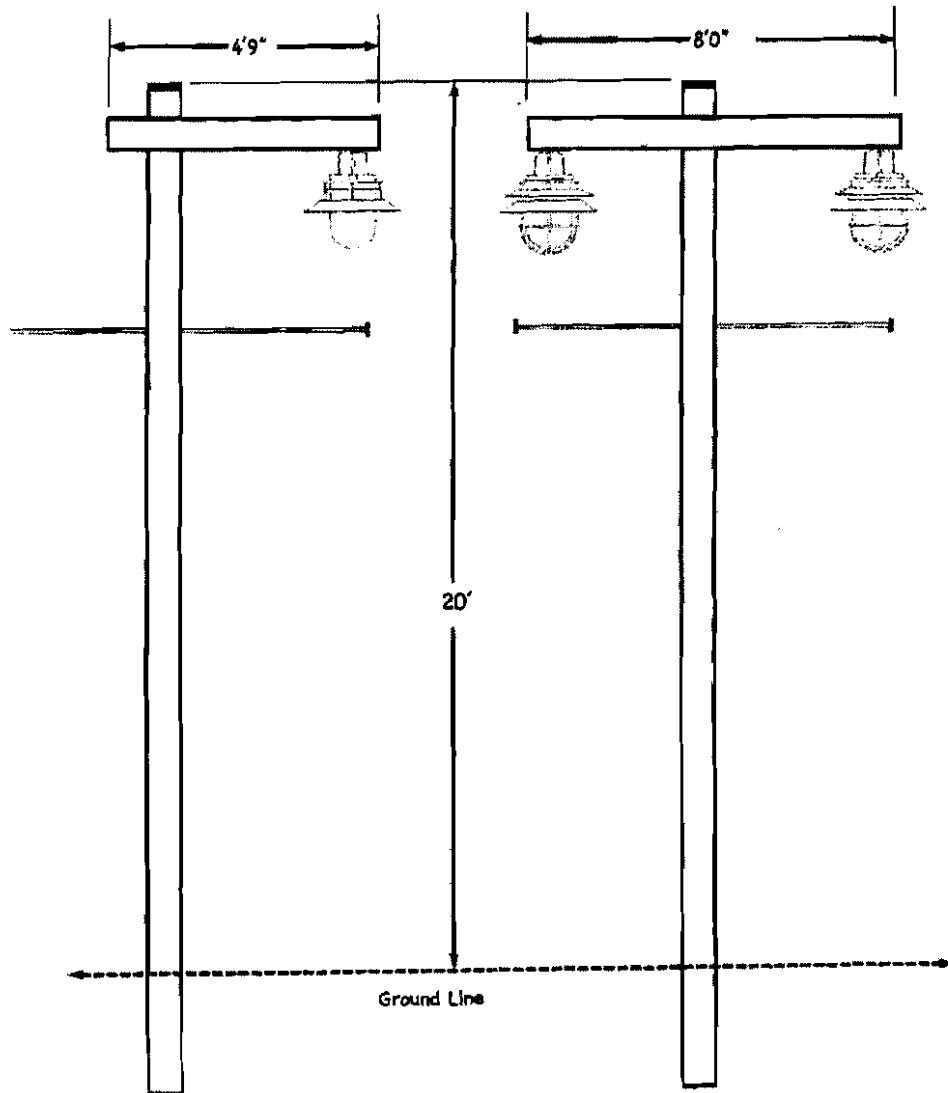


EXHIBIT A

WOOD POLE

Belmont Option # 2

JHB 20P poles, metal base & Quattro 210 luminaire

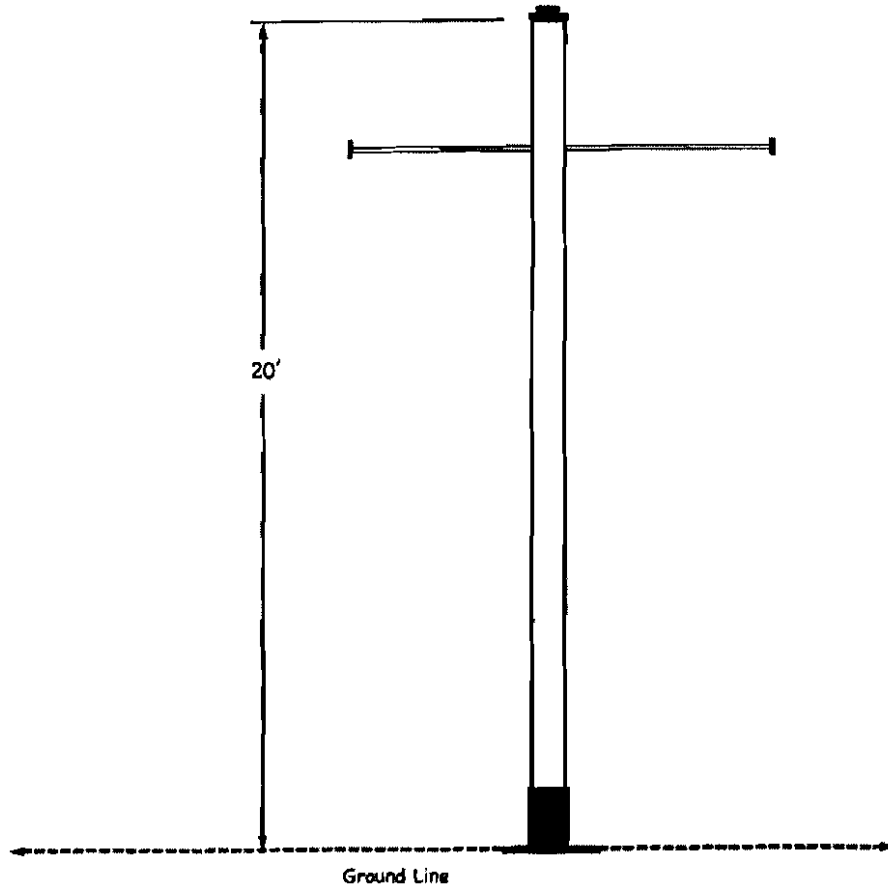


EXHIBIT A

D o w n t o w n S t r e e t s c a p e D e s i g n G u i d e l i n e s

**Prepared for the
City of Belmont**

Prepared by
Callander Associates
Landscape Architecture
311 Seventh Avenue
San Mateo, California
(415) 375-1313

July 1994

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Purpose/Scope

The purpose of the downtown streetscape design guidelines is to enhance the downtown area by providing better accessibility, especially for pedestrians, and to improve its commercial and aesthetic appeal by creating a unified design concept for future public and private improvements. Consistent with the Downtown Specific Plan, these guidelines are intended to be used to assist the City to

"achieve a well landscaped streetscape which distinguishes the downtown district, forms the urban open space network and establishes a new design quality for El Camino Real and Ralston Avenue, the major gateways and surrounding streets. A visual streetscape hierarchy should be created which establishes El Camino Real and Ralston Avenue as major, prominent evergreen boulevards and all other downtown streets as having a uniform streetscape character."

The scope of the downtown area included within the work limits includes:

North/South Streets

- El Camino Real
- Old County Road
- Elmer Street (from Ralston Avenue to O'Neill)
- Sixth Avenue (from Hill Street to Broadway)
- Fifth Avenue (from Waltermire to Broadway)

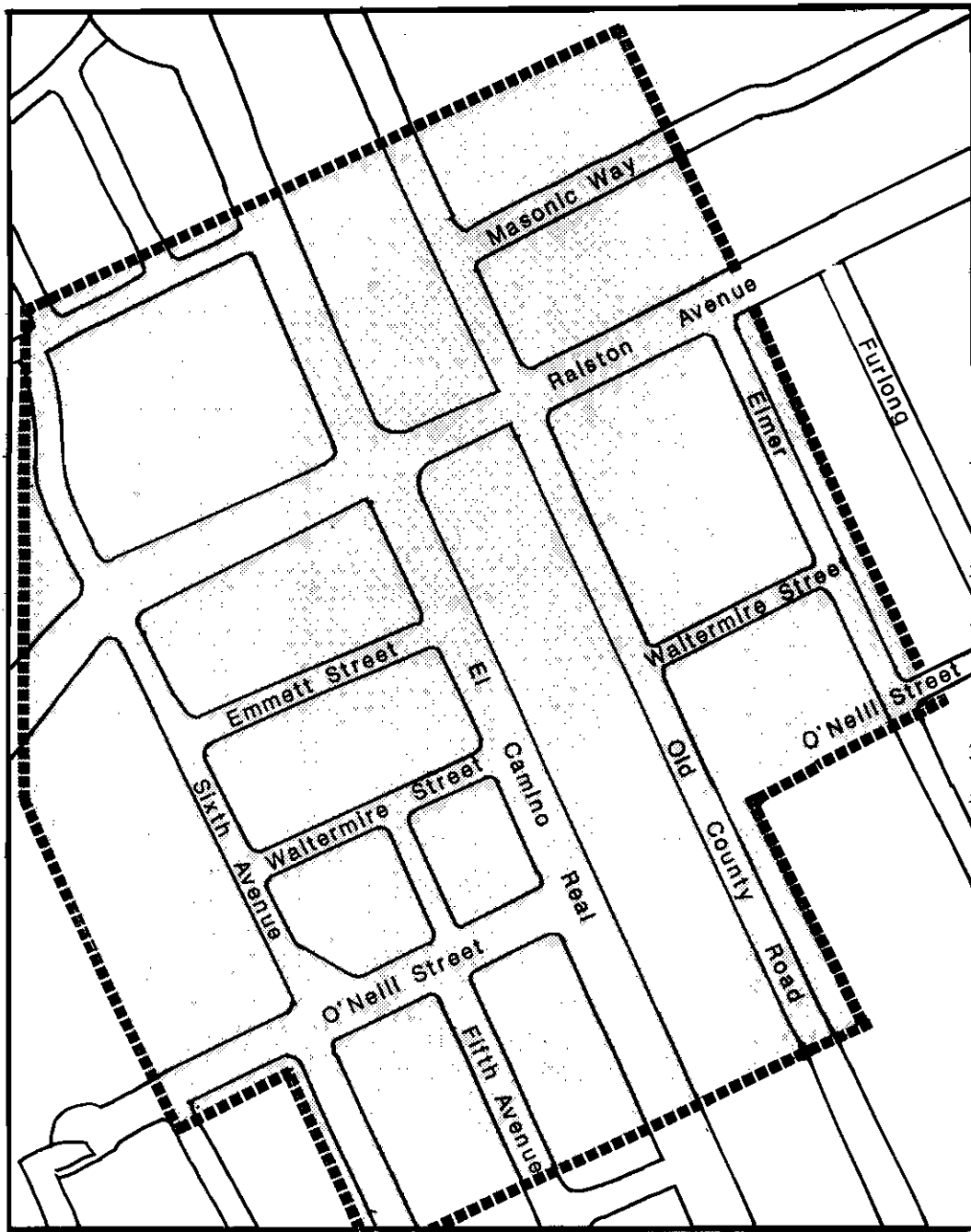
East/West Streets

- Ralston Avenue (from 101 Freeway to Sixth Avenue)
- Masonic Way
- Waltermire Street (from Sixth Avenue to Elmer Street)
- Emmett Street (from El Camino Real to Sixth Avenue)
- O'Neill Street (from El Camino Real to Sunny Slope)

The recommendations for standard street furnishings include:

- Street Trees
- Tree Grates and Guards
- Benches
- Trash Receptacles
- Street Lights
- Unit Pavers (previously established)
- Bike Racks (previously established)

"Project Limits" Map



"PROJECT LIMITS" MAP



Inventory of Existing Street Trees

El Camino Real

Current Disposition: Very few trees except medians.

- Median trees include: Redwood, Honey Locust, Flowering Plum
- Others: Sycamore (at train depot), Australian Willow

Ralston Avenue

Current Disposition:

- Predominate tree west of El Camino Real is Glossy Privet. Very few trees east of El Camino Real.
- Others: Raywood Ash

Old County Road

Current Disposition: Very few street trees, especially south of Ralston (light industrial area). Little sidewalk.

- 951 Old County Road (Mailboxes, Etc.) - Bradford Pear
- East side at new condos - Magnolia trees

Masonic Way

Current Disposition:

- North side of new condos - Ash trees
- South side at Mailboxes, Etc. - Ash trees

Sixth Avenue

Current Disposition:

- Barber shop/Henri's (new trees) - Tristania laurina
- Safeway - Magnolias and Olive trees

Fifth Avenue

Current Disposition: No sidewalks (or very few). No distinctive trees.

Waltermire Street

West of El Camino Real: 4 foot wide sidewalks, no street trees.

East of El Camino Real: 5 foot walk on south side with new *Tristania conferta*. No sidewalk, no trees on north side.

Emmett Street

West of El Camino Real: No predominate street trees.

O'Neill Street

West of El Camino Real: No predominate street trees.

Street Tree Recommendations

El Camino Real

Medians:

- Sequoia sempervirens 'Aptos Blue' (Redwood Tree)
- Gleditsia triacanthos 'Shademaster' (Honey Locust)
- Prunus cerasifera 'Krauter Vesuvius' (Flowering Plum)

East and West Sides:

- Platanus acerifolia 'Centennial' (Sycamore Tree)
- Acacia melanoxylon (Black Acacia)
- Quercus agrifolia (Coast Live Oak)
- Gleditsia triacanthos 'Shademaster' (Honey Locust)

Street Corners:

- Sequoia sempervirens 'Aptos Blue' (Redwood Tree) (Ralston Avenue only)
- Pyrus calleryana 'Aristocrat' (Aristocrat Pear)
- Prunus cerasifera 'Krauter Vesuvius' (Flowering Plum)

Ralston Avenue

Medians:

- Sequoia sempervirens 'Aptos Blue' (Redwood Tree)
- Tristania laurina (Water Gum)

North and South Sides:

- Tristania conferta (Brisbane Box)
- Ginkgo biloba (Maidenhair Tree)
- Quercus rubra (Red Oak)

Corners:

- Sequoia sempervirens 'Aptos Blue' (Redwood) (Hiller Triangle and El Camino Real only)
- Prunus cerasifera 'Krauter Vesuvius' (Flowering Plum)
- Pyrus calleryana 'Aristocrat' (Aristocrat Pear)

Arterial Streets

North/South Direction Including Elmer Street, Old County Road, Fifth Avenue, and Sixth Avenue:

- *Gleditsia triacanthos* 'Shademaster' (Honey Locust)
- *Pyrus kawakamii* (Evergreen Pear)

East/West Direction Including Masonic, Emmett, Waltermire, and O'Neill:

- *Fraxinus* 'Raywood' (Raywood Ash)
- *Pistacia chinensis* (Chinese Pistache)
- *Prunus cerasifera* 'Krauter Vesuvius' (Flowering Plum)
- *Tristania laurina* (Water Gum)

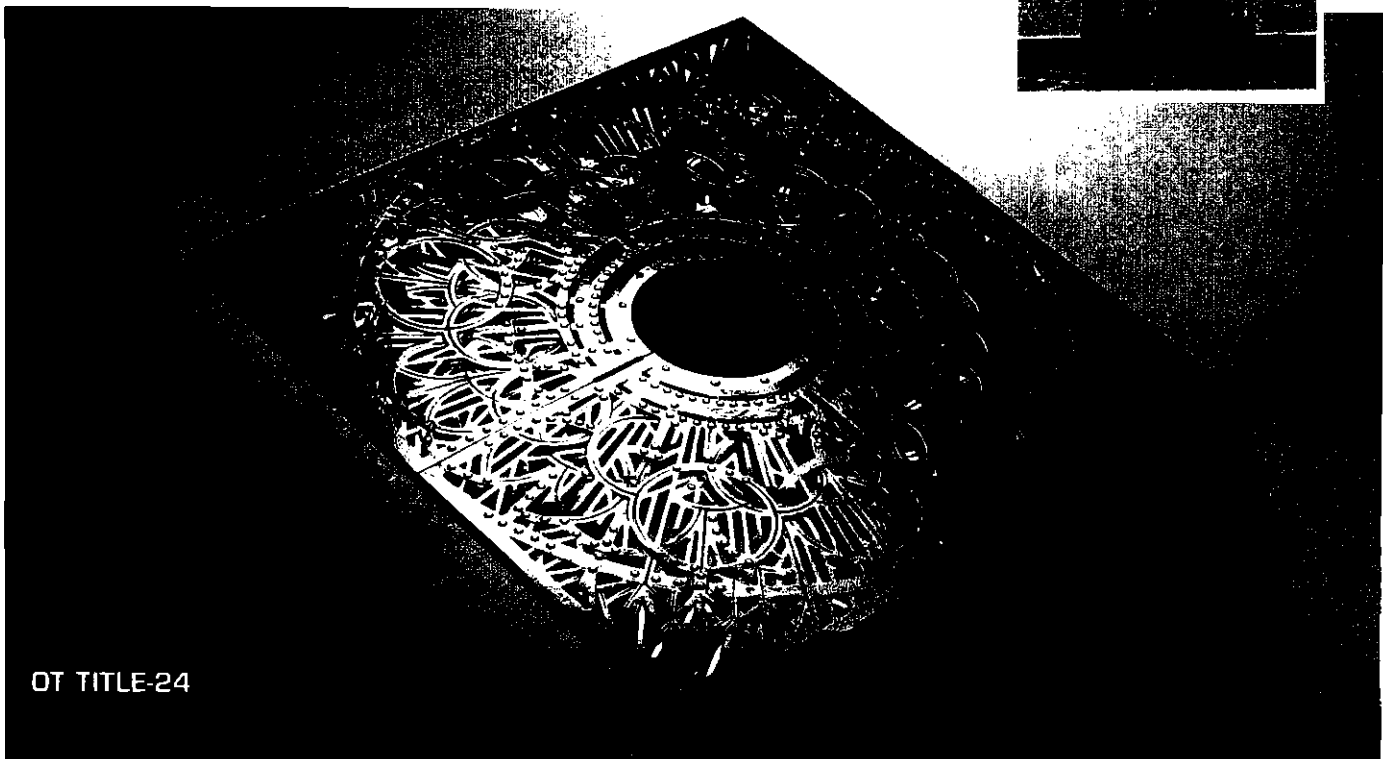
Street Furnishings

Tree Grate and Guard

Model: Tree grate: "OT, Title 24", by Urban Accessories, Woodinville, Washington, (206) 487-0488. Tree guard: Model S-6 by Victor Stanley, Inc., Dunkirk, Maryland, (800) 368-2513.

Description: Tree grate: Four foot square, cast iron, finish shall be semi-gloss enamel paint. Tree guard: Welded iron straps with black powder-coat finish.

Local Supplier: Tree grate: David O'Keefe Co., Alamo, California, (510) 837-4440. Tree guard: MJB Associates, (916) 272-8005.

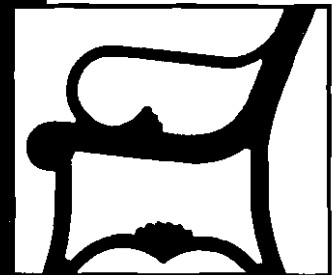


OT TITLE-24

Model: *Model 58 Bench (available in six and eight foot lengths) by DuMor Inc., Mifflintown, Pennsylvania, (800) 598-4018.*

Description: *Cast iron supports with steel bar straps, polyester powder-coat finish.*

Local Supplier: *Ross Recreation Equipment Co., Inc., Watsonville, California, (408) 722-3145.*



MODEL 58 BENCH

- Seat portion welded into 1 unit.
- Custom lettering available for side panels.
- Available in extended lengths in multiples of 6' and 8'.

Materials

Seating Surface: 1/4" x 1-1/2" steel bar and 2-3/8" O.D. steel pipe.

Supports: Cast iron.

Bracing: 1-1/16" O.D. steel pipe.

Fasteners: Plated.

Finish: Select from any polyester powder color on page 2.
(Black shown.)

58-60 6' long, 2 supports, 296 lbs.,

58-80 8' long, 2 supports, 358 lbs.,

Support Options

May be attached to surface or left free standing.

For details of custom lettering on support side panels, consult your DuMor representative.

Trash Receptacle

Model: "Ironsites" Bethesda Series, Model S-424 by Victor Stanley, Inc., Dunkirk, Maryland, (800) 368-2573.

Description: 32 gallon capacity, welded metal strap container with liner, powder-coat finish.

Local Supplier: MJB Associates, (916) 272-8005.

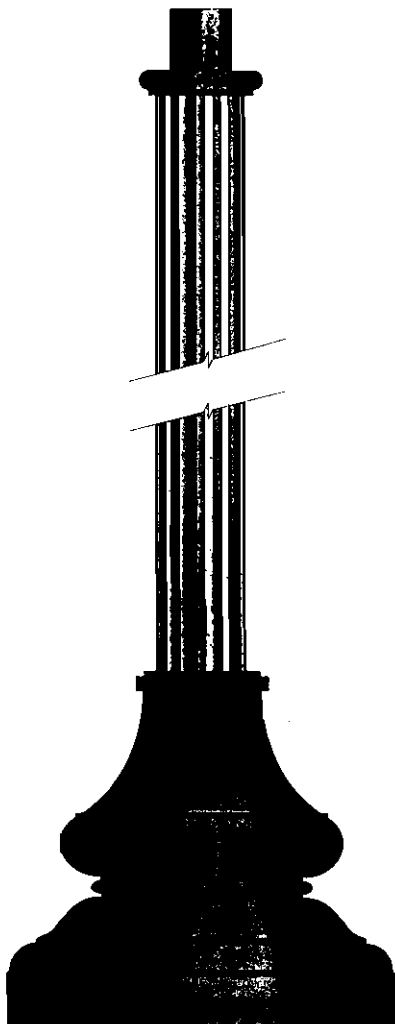
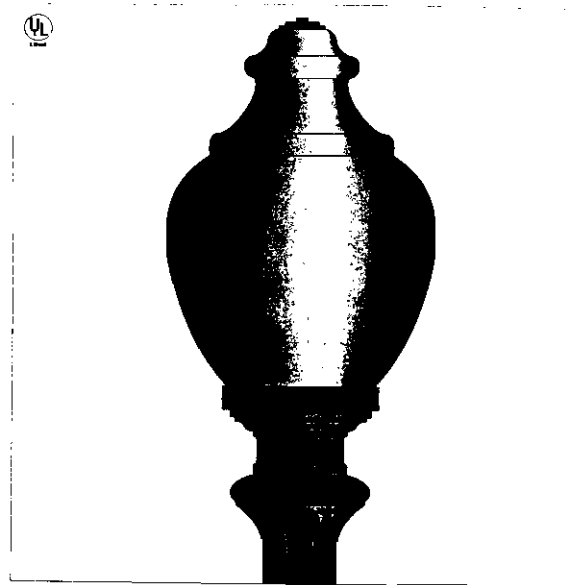


Street Light

Model: Luminaire: Model AA-07 by Architectural Landscape Lighting, Santa Ana, California, (714) 962-2286. Pole: Model LS-22 by Architectural Landscape Lighting.

Description: Luminaire: High pressure sodium with white polycarbonate globe. Pole: Heavy, wall cast aluminum, 12'-0" height, polyester powder-coat finish.

Local Supplier: Lumineering Sales, Inc., Redwood City, California, (415) 364-8838.



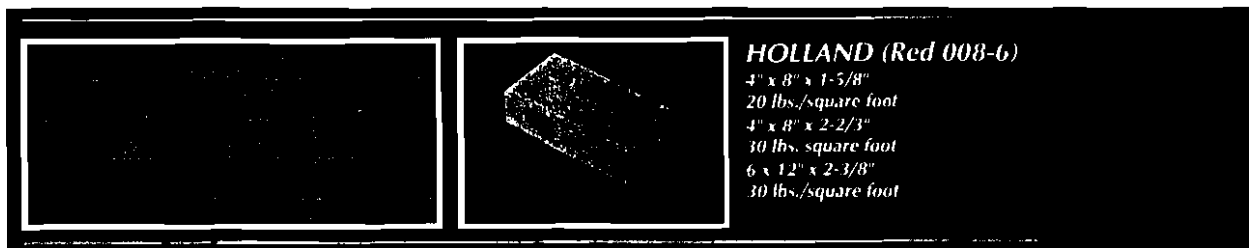
**ARCHITECTURAL
LANDSCAPE
LIGHTING**

Unit Pavers

Model: Holland type B-2 color by Interlocking Paving Stones, or equal.

Description: Full size, in running bond pattern.

Local Supplier: Pacific Interlock, San Jose, California,
(408) 257-3645.

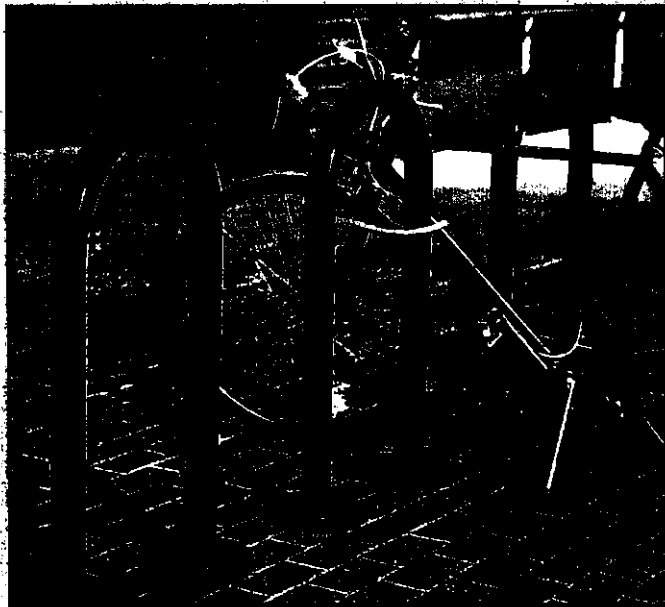


Bike Rack

Model: Model 83 Loop Bike Rack by DuMor, Inc.,
Mifflintown, Pennsylvania, (800) 598-4018.

Description: Iron pipe with polyester powder-coat finish.
Color to be selected.

Local Supplier: Ross Recreation Equipment Co., Inc.,
Watsonville, California, (408) 722-3145.



MODEL 83 LOOP BIKE RACK

83-000

83-00

\$38.00

\$71.00

\$52.00

\$48.00

\$57.00

\$84.00

Acknowledgements

City Council

Pam Rianda, Mayor
Adele Della-Santina, Vice Mayor
Gary Harris
Nancy Levitt
Ed Rodriguez

City Staff

Dan Vanderprien, Director of Community Development
James T. Rodgers, Senior Planner
Karl Mittelstadt, Director of Parks and Recreation
Edgar Ugarte, City Engineer

Callander Associates

John Cahalan, Principal
Becky Ibarra, Word Processing